

Minutes of the Marion County Board of Adjustments via Virtual Meeting on Microsoft Teams
May 19, 2020

The Marion County Board of Adjustments met via Teams virtual meeting in accordance with Marion County's Disaster Declaration and pursuant to Iowa Code 21.8, This meeting will be held electronically as valid concerns exist that an in-person meeting would be impossible or impractical in seeking to adhere to Governor Reynolds State of Public Health Disaster Emergency Proclamation related to COVID-19 Community Spread Mitigation on May 19, 2020 at 5p.m.

Attendees of the virtual meeting were Loren Van Wyk, Jan Szlachetka, Danielle Huffine, Linda Hicks, John Franey, Brad Uitermarkt, Diana Brummel, Chris Mock and Steve Woodhouse.

Chairperson Linda Hicks called the meeting to order. Members present were Chairperson Linda Hicks, John Franey, Danielle Huffine, Jan Szlachetka and Loren Van Wyk were all present either through computer or phone access.

Chairperson Hicks called for a motion to approve the minutes from the April 7, 2020. Huffine made a motion to approve with noted corrections and Franey seconded the motion. Poffenbarger will make the noted corrections.

Szlachetka yes

Franey yes

Hicks yes

Van Wyk yes

Huffine yes

Poffenbarger presented **Petition 59395** – Lake View Camp and Conference Center, 1797 Hwy T17, Tracy, IA (Legal: THE S1/2 OF THE SE1/4 OF THE SE1/4 OF SECTION 30, TOWNSHIP 75 NORTH, RANGE 18 WEST OF THE 5TH P.M. THE S1/2 OF THE SW1/4 OF SECTION 29 EXCEPT THE EAST 60 FEET THEREOF AND ALSO EXCEPT THE EAST 2722 FEET OF THE WEST 810 FEET OF THE NORTH 246 FEET OF THE SW1/4 OF SAID SW1/4; THE NORTH 30 ACRES OF THE NE1/4 OF THE NE1/4 OF SECTION 31. TOWNSHIP 75 NORTH. RANGE 18 WEST OF THE 5TH P.M.; AND THE NORTH 60 ACRES OF THE NW1/4 OF SECTION 32, EXCEPT THE EAST 60 FEET THEREOF, ALL IN TOWNSHIP 75 NORTH, RANGE 18 WEST OF THE 5TH P.M., WITH ANY EASEMENT AND APPURTENANT SERVIENT ESTATES) **for a variance on Parking Lot Design Standards. 55.31(7) A. Parking lots that are projected to either generate one hundred (100) or more average daily trips or are required to include fifty (50) or more parking stalls shall be paved, including paving of all driveways, stalls, and aisles. Paved lots shall be surfaced with a flexible hot-mix asphalt or rigid Portland cement concrete pavement and shall be designed in conformance with Statewide Urban Design and Specifications (SUDAS) including prepared subgrade and subbase.**

Poffenbarger explained that the camp is proposing to expand and present a site plan with approximately 75 parking spots; over the number allowed by 55.31 (7) A. so a variance is required prior to the site plan.

Poffenbarger explained the current road servicing the camp enters off Hwy T17. This road is an existing non-conforming road due to the width being only 10 feet wide. The camp feels it is cost prohibitive to widen the existing road because of the culvert at the pond dam. The proposal is to make the road through the camp a one-way road; enter from Hwy T17 and exit onto Pierce Dr. This will help with dust by cutting the traffic in half. The County Engineer felt the request for the additional driveway is more acceptable if it is one-way traffic only. Poffenbarger explains the camp will not be required to expand the width of the drive with the addition of the 24' wide compliant access being added.

Poffenbarger explained that after discussions with the County Engineer he feels this is a location that the variance would be acceptable. The only neighbor is at the exit on Pierce Dr.; they are 300' west of the drive. The drive is 1550' from Hwy T17. Diana expresses that the camp may apply dust control to Pierce Dr. if needed. Poffenbarger explains that per the County Engineer there is nothing mandating the camp apply dust control on the County road.

Poffenbarger explains the commission can require application of dust control within the camp if the variance is granted on the paving.

Diana Brummel explains they intend to implement a 10 mile an hour speed limit and apply dust control as needed. They have discussed applying dust control on Pierce drive at least at the proposed drive to be used as the exit.

Poffenbarger does point out the winding road through the camp will be a speed barrier itself.

Poffenbarger states it is the recommendation of the Marion County Zoning Department to set a cap of 120 stalls. If there is a proposed expansion in future that would exceed that then the variance would need to be reviewed again.

The Board discussed past requests for variances of paving and what was required of those applicants. Poffenbarger reminds the Board each case must be reviewed individually based on the specifics of each petition and their accesses and the surrounding neighborhood. Poffenbarger again expresses the County Engineer recommends the variance on this petition given there are no neighbors close to the camp that the dust within will affect.

Poffenbarger stated there was no correspondence from any of the notified neighboring property owners.

After lengthy discussion between the Board members Huffine suggests a motion to approve the variance as follows: Any expansion above 120 parking spots would need to be reviewed and dust control to be applied to camp roads as needed. Hicks feels the motion should be more specific to applying dust control and the entrance and exit.

Hicks asked if there were any further questions on Petition 59395. With all questions satisfied Hicks called for a motion, Huffine confirmed her motion. The variance of 55.31(7) A. be allowed with the understanding that any expansion above 120 parking spots would need to be reviewed and dust control to be applied to camp roads as needed. and Szlachetka seconded the motion. A roll call vote was taken.

Szlachetka yes

Franey yes

Hicks nay

Van Wyk yes

Huffine yes

Hicks called for a motion to adjourn the meeting. Huffine made the motion and Franey seconded the motion. All in favor; meeting adjourned.

Minutes by Melissa Poffenbarger